

Chapter ~~6~~7. Economy

Economy

For purposes of economic analysis the state has been divided into 13 regions. Stayton is part of the Salem Metropolitan Area, which consists of Polk and Marion Counties. Most economic information is reported only on the regional or county level level. There are limited data available on the City. As mentioned in Chapter 2, Stayton's population is about 7,800. The Salem Metropolitan Area has a total population of approximately 350,000.

Therefore, Stayton is only a very small portion of the Metropolitan Area, and the economic trends, such as changes in employment, that have taken place in the area may not necessarily be mirrored in Stayton. Secondly, most employment data is reported based on the location of the jobs, not the residence of the employees. The fact that only about one third of Stayton's residents work in the city means the data has less validity for describing changes or the current situation in Stayton. Finally, the rapid change in economic conditions between 2007 and 2010 may not be reflected in the statistics that are available. However, we shall present in this chapter what data are available and relevant for planning Stayton's future.

The following pages shall look at data compiled from the 1990 and 2000 decennial censuses, 2002 and 2007 Economic Censuses, the 2005-2009 American Community Survey conducted by the U.S. Census Bureau, and from publications of the Oregon Department of Employment. In addition, some data were collected by the Planning Department from the general survey questionnaire circulated to every household in the city and directly from major employers in the city. The data collected present information about people, just as the Chapter 2 did. In this chapter we discuss what people do for a living, how much money they earn, where they work and in which industries they are employed.

In addition to information about the economic activity of the people of Stayton, information on the economic activity that takes place in Stayton is also presented. This information includes data regarding the number and types of businesses in the City, and the employment level of those businesses.

Stayton's Role in the Area Economy

Although Stayton is perceived by many as a bedroom community providing commuters to jobs in Salem, it is an employment center as well. Of 2,773 workers reporting their place of work in the 2000 Census, 952, or 34% worked in Stayton and 886 (32%) reported working in Salem/Keizer. In 1990, almost half Stayton workers worked in Stayton and only one quarter commuted to Salem/Keizer. In 2009 the City conducted a community opinion survey. Among the questions asked was one about where people worked. The responses received represented 471 employed adults. The responses reported 52% of those adults worked in Stayton and 28% in Salem/Keizer.

Though a large percentage of Stayton residents commute to jobs outside of the City, there are also a large number of workers who commute to jobs in Stayton. The 2002 Economic Census reported that firms with payroll (excluding the self employed) employed over 2,700 workers in the City. There was more than twice the number of jobs in Stayton in the manufacturing industry in 2002 than the number of Stayton residents reported as working in the manufacturing industry in 2000.

Consistent with this information, the 2000 Census reports that one third of the work force spent less than 10 minutes traveling to work, and that 20% traveled between 30 and 45 minutes, and 9% traveled for more than 45 minutes on a daily basis. Mean travel time reported in 2000 was 23

minutes. This is an increase in travel time from 1990 when 43% traveled less than 10 minutes and 16% traveled between 30 and 45 minutes.

In addition to serving as an employment center, Stayton also serves as a retail and service center for the residents of the Santiam Canyon area. Though the improvements to the Santiam Highway in recent decades has made it easier for Canyon residents to continue to Salem for retail and service needs, Stayton still plays that role.

Resident Employment

Stayton has traditionally had a substantially higher rate of unemployment than Marion County, the State, and nearby cities. Table 7-1 shows average annual unemployment rates for Stayton and surrounding cities for 2000 and the period 2005 to 2010.

Table 7-1. Average Annual Unemployment Rates

	2000	2005	2006	2007	2008	2009	2010
STAYTON	8.1	10.5	9.5	8.8	10.8	17.8	17.4
Silverton	3.6	4.7	4.2	3.9	4.8	8.4	8.1
Sublimity	3.5	4.6	4.2	3.8	4.8	8.3	8.0
Scio	5.8	7.1	6.1	6.0	7.4	13.1	12.3
Marion County	5.5	6.5	5.7	5.4	6.6	10.9	10.9
Salem MSA	5.4	6.3	5.5	5.3	6.4	10.5	10.5
Oregon	5.1	6.2	5.3	5.1	6.3	11.1	10.6

source: Oregon Dept. of Employment

The average monthly labor force statistics for Stayton in 2010 reveal a total labor force of just over 3,800 people. An individual is considered in the labor force if they are either working or looking for work. The 2000 Census counted 4,243 people between the ages of 16 to 66. The Census reported that 3,183 or 75% of the population of “working age” population were in the labor force, an increase from 63% since 1990.

The decennial censuses report employment by occupation and employment by industry. In 2000, 77% of the employed people in Stayton were private wage and salary workers; 9% were self employed; and 13% worked for government.

Table 7-2 presents information on the industries in which residents of Stayton worked in 1990 and 2000 as reported by the censuses. The number of employed residents for whom the industry of occupation was reported increased by 40% from 1990 to 2000. Because of changes in the industrial classification system the industry comparisons are not necessary accurate. For instance the information industry grouping did not exist in 1990.

Construction, manufacturing and finance, insurance and real estate were the industry groupings that saw the largest increases during the decade. Transportation, warehousing and utilities saw a significant decline. The decline in the other services industry grouping may be a result of the reorganization of the classification system.

Table 7-3 presents the distribution of the work force by occupation for Stayton residents for 1990 and 2000. Consistent with the above analysis, there was also a shift in the type of occupations held by Stayton residents during the 1990s. In 1990 half of the city’s residents were employed in “white collar” occupations, such as management, professional, sales and office occupations. By 2000 the percentage of workers in those occupations had dropped while the percentage employed in the “blue collar” occupations of construction production and transportation increased from 27% to 36%. In 2000

Table 7-2. Employment by Industrial Grouping, Stayton Residents, 1990 & 2000

Industry	1990		2000		Change 1990-2000	
Agriculture, forestry, fishing	55	3%	92	3%	37	67%
Construction	142	7%	249	9%	107	75%
Manufacturing	393	20%	670	24%	277	70%
Wholesale trade	52	3%	69	2%	17	33%
Retail trade	300	15%	366	13%	66	22%
Transportation, warehousing, utilities	173	9%	100	4%	-73	-42%
Information	--	0%	39	1%	39	
Finance, insurance, real estate	90	4%	155	5%	65	72%
Professional, scientific, management, administrative, waste management services	138	7%	165	6%	27	20%
Educational services, health care, social assistance	377	19%	564	20%	187	50%
Arts, entertainment, recreation, accommodation, food services	52	3%	82	3%	30	58%
Other services, except public administration	150	7%	124	4%	-26	-17%
Public administration	93	5%	149	5%	56	60%
Total	2,015		2,824		809	40%

source: 1990 and 2000 Censuses

the occupational grouping with the largest increase was production, transportation and material moving occupations.

Table 7-3. Employment by Occupational Grouping, Stayton Residents, 1990 & 2000

	1990		2000		Change 1990-2000	
Management, professional, and related occupations	467	23%	648	23%	181	39%
Service occupations	421	21%	435	15%	14	3%
Sales and office occupations	521	26%	634	22%	113	22%
Farming, fishing, and forestry occupations	67	3%	81	3%	14	21%
Construction, extraction, and maintenance occupations	259	13%	338	12%	79	31%
Production, transportation, and material moving occupations	280	14%	688	24%	408	146%
Total:	2015		2,824		809	40%

source: 1990 and 2000 Censuses

Changes in employment opportunities in the region have an impact on Stayton residents. Table 7-4 presents data on wage and salary employment by industry for the Salem Metropolitan Area for even numbered years between 2002 and 2010. The economy of the region grew in the first part of the decade but, as the result of the Great Recession of the late 2000s, total employment in the region decreased from 2006 to 2010. In those eight years, there was a loss of 2,100 manufacturing jobs in the two-county area. This is particularly important to Stayton, where 24% of the employed residents were employed in manufacturing in 2000. The largest growth in employment took place in the education and health services industries.

Table 7-4. Employment by Industry, Salem SMA, 2002-2010

	2002	2004	2006	2008	2010
Mining and logging	1,300	1,300	1,300	1,200	900
Construction	6,700	7,200	9,400	9,100	6,500
Manufacturing	14,300	14,600	15,500	14,000	12,100
Wholesale Trade	3,400	3,700	4,000	4,000	3,400
Retail trade	15,800	16,800	17,900	17,700	15,700
Transportation, warehousing, and utilities	3,200	3,400	3,600	3,800	3,600
Information	1,700	1,600	1,500	1,400	1,300
Financial activities	6,700	7,100	7,400	7,600	6,900
Professional and business services	11,000	12,000	12,600	12,900	12,200
Educational and health services	17,600	18,300	19,000	20,300	21,300
Leisure and hospitality	11,800	12,000	12,300	12,700	11,600
Other services	5,300	5,100	5,300	5,400	5,300
Government	40,200	39,700	39,800	42,200	43,000

source: Oregon Dept. of Employment

Income

Table 7-5 shows the changes in per capita income in Stayton, and surrounding cities between 1989, 1999 and an average of 2005-2009. In 1989, Stayton's per capita income was second highest of the five cities, behind Salem. However, during the 1990s, Stayton's per capita income increased the slowest and by 1999 was the lowest of the five. During the 2000s, Stayton's per capita income grew at a faster rate than most of the surrounding cities and was once again the second highest, but now behind Sublimity.

Table 7-5. Changes in Per Capita Income

	Stayton	Salem	Scio	Silverton	Sublimity
1989	11,353	12,641	10,313	9,822	11,053
1999	15,740	19,141	16,222	18,062	18,646
change	39%	51%	57%	84%	69%
2005-2009 avg	23,653	21,966	20,899	21,692	32,932
change	50%	15%	29%	20%	77%

source: US Census Bureau

The data on per capita income correlates with similar information on the median household income, the annual income level at which half the households in the city are above and half are below. Table 7-6 shows the changes in median household income For Stayton and the same four other cities. Like per capita income, between 1989 and 1999, the change in Stayton's the median household income

Table 7-6. Changes in Median Household Income

	Stayton	Salem	Scio	Silverton	Sublimity
1989	23,750	25,236	21,029	22,644	26,691
1999	34,004	38,881	36,111	38,429	49,034
	43%	54%	72%	70%	84%
2005-2009 avg	40,096	43,528	45,417	48,435	61,346
	18%	12%	26%	26%	25%

source: US Census Bureau

was the least of any of the cities and by 1999 Stayton had the lowest median income. The estimate of the average median household income from 2005 to 2009, still results in Stayton's being the lowest of the group, in contrast to the data above on per capita income. This difference could result in differing changes in estimate household size or from the errors inherent in sampling in small communities.

Regardless of the reasons for the difference in changes between the two indicators or income, the important point is that Stayton's income levels are lower than surrounding communities. One additional measure of income is the percentage of the population whose income is at or below the defined poverty level. Poverty level income is adjusted annually and varies with household size. Table 7-7 provides information on the percentage of people in Stayton and five neighboring cities that whose income was below poverty level for 1989, 1999 and the average of 2005-2009.

Table 7-7. Percent of Population with Incomes below Poverty Level

	Stayton	Salem	Scio	Silverton	Sublimity
1989	17%	14%	14%	15%	9%
1999	14%	15%	11%	13%	8%
2005-2009 avg	14%	16%	14%	19%	10%

source: US Census Bureau

Employment and Economic Activity in Stayton

The economy of the Stayton area is based on a mix of ~~several types of industries~~ industrial, retail, and service activities. Economic activity in the city has experienced a shift in the latter part of the 2000s with the impacts of the Great Recession. The city had a cluster of secondary wood products manufacturing and construction businesses that were severely impacted by the economic downtown and collapse of the construction industry. The following paragraphs paint a picture of economic activity within the City.

Table 7-8. Business Entities in Stayton, 2002 Economic Census and 2010 City Survey

Major Industry Grouping	2007 Econ Census	2010 City Survey
Accommodation and Food Services	25	27
Administrative & Support & Waste Management & Remediation Services	4	1
Arts, Entertainment, & Recreation	2	3
Construction		15
Educational Services	1	4
Finance & Insurance		21
Health Care & Social Assistance	33	17
Information	4	6
Manufacturing	11	11
Other Services	23	67
Professional, Scientific & Technical Services	12	32
Public Administration		5
Real Estate & Rental & Leasing	16	2
Retail	35	47
Transportation & Warehousing		7
Wholesale	6	3

source: US Census Bureau, 2009 City survey

The Planning Department has identified 270 business entities within the City, including governmental and nonprofit organizations. Table 7-8 indicates the number of businesses in each of major industry groupings as counted by the Planning Department in 2011 and as listed in the 2007 Economic Census conducted by the US Census Bureau. The differences in the two figures result from a more complete count of smaller (perhaps even home-based) businesses by the City than may be counted by the Census Bureau and several major industry groups that were not included in the published Census figures.

The City has obtained employment data through the Oregon Employment Department for the years 2003, 2005 and 2007-2009. The average annual employment by major industry grouping is presented in Table 7-9. Not included in the data below are self-employed individuals, those paid solely on commission and persons employed by relatives. In order to maintain the confidentiality of the information reported to the State, the table below shows a “C” where there are less than three employers in a industry or where one firm employs more than 80% of the employees in that industry.

Table 7-9. Covered Wage and Salary Employment, Stayton, 2003-2009

Industry Grouping	2003	2005	2007	2008	2009
Accommodation and Food Services	183	238	280	292	269
Administrative and Support & Waste Management and Remediation Services	28	14	25	29	24
Agriculture, Forestry, Fishing and Hunting	C	C	C	C	C
Arts, Entertainment & Recreation	16	24	24	26	18
Construction	125	203	210	188	204
Educational Services	324	354	370	381	375
Finance & Insurance	59	71	80	71	80
Health Care & Social Assistance	348	343	352	392	389
Information	92	90	70	85	87
Manufacturing	1,470	1,742	1,507	1,336	1,177
Other Services (except Public Administration)	67	73	61	86	102
Professional, Scientific, and Technical Services	62	68	39	41	36
Public Administration	68	86	97	102	106
Real Estate & Rental and Leasing	87	31	36	50	36
Retail	411	404	424	437	432
Transportation & Warehousing	69	90	84	89	82
Utilities	C	C	C	C	C
Wholesale	55	94	82	136	103
	3,477	3,940	3,761	3,767	3,549

source: Oregon Employment Department

Several of the City’s larger manufacturing employers closed or significantly reduced employment during the course of 2009 and early 2010. While the effects of these reductions can be seen in Table 7-9 their full impact will not appear until 2010 data are released. Overall employment in the city has declined by about 10% between 2005 and 2009. Employment in manufacturing industries has declined by more than 40% from its 2005 peak. While not making up for the number of job lost in manufacturing, employment in food services, other services, and public administration increased.

The largest employer in the area is NORPAC Foods, Inc., a frozen and canned foods processor. The company was founded in Stayton and their Stayton facility is the corporate headquarters and well as a processing plant. As of February 2011, the cannery reported employees 359-335 year-round employees people (Ord. 857, Feb. 2004) on a full-time basis and up to 792-900 seasonal (Ord. 857, Feb. 2004) workers during the peak processing period. As the plant has mechanized, employment levels have dropped. In 1989, the cannery employed 465 year round with a 1,629 in the summer.

The cannery has a major impact on the economy of the area. ~~Besides direct employment, there are several related businesses and services that depend on the cannery business and payroll to survive.~~ The future of the cannery is dependent on the preservation and protection of the agricultural lands that produce its products and the protection of the cannery property itself from encroachment by residential and other incompatible uses. ~~The land use plan of Stayton has been designed to enhance and protect the cannery from conflicting uses.~~

~~The second largest industry in the area is mobile home manufacturing, which includes Philips and the Karsten Co. of Oregon (Ord. 857, Feb. 2004) industries. They employ 177 people on a full-time basis.~~

Stayton's manufacturing industries have show a heavy concentration on the production of materials associated with the construction industry, ranging from manufactured housing, to engineered wood products, windows, and siding. This concentration has left the manufacturing sector in Stayton vulnerable to the cyclical nature of construction, particularly residential construction. The two large employers who closed their facilities in 2009 were a manufacturer of mobile homes and a manufacturer of components for manufactured homes and recreational vehicles. To the extent that the City is involved in the attraction of industrial businesses, an effort to further diversify the types of products will provide greater stability.~~The mobile home industry is growing rapidly. As the cost of conventional housing continues to rise, the demand for manufactured housing will increase. Philips and Karsten (Ord. 857, Feb. 2004) should continue to grow and expand with local and state economy. There are several related businesses and small industries in Stayton that provide parts and services to the mobile home industry. The entire mobile home industry and related businesses can expect to take a large role in the provision of housing in the future. This growth will be of benefit to the economy of the Stayton area.~~

Employment in the retail industry is concentrated, with three of 34 establishments accounting for almost half of retail employment. Most retail establishments in the city are locally owned, with relatively few chain or franchise stores. Growth of the retail industry may be most closely tied to population growth of the city and the Santiam Canyon area. As the City's population grows it will create the demand for additional retail opportunities.

The public and private school systems in Stayton employ over ~~150-200~~ full-time and 25 part-time employees. In addition, the telephone company, ~~electric company, natural gas company~~ and the hospital employ ~~an additional approximately 112-250~~ people.

Table 7-10 reflects employment as reported to the Planning Department in a telephone survey conducted in early 2011. Some firms are included in the table to provide consistency with previous versions of this Plan, though they may no longer be major employers.

Table ~~E-17-10~~, 2004 Major ~~Businesses~~ Employers in the ~~Community~~ Stayton UGB (~~Ord. 857, Feb. 2004~~)
(~~excluding City of Stayton and public school system~~)

<u>Firm</u>	<u>Activity</u>	<u>No. of Employees February 2011 Employment</u>
<u>Manufacturing</u>		
NORPAC Foods, Inc.	Food Processing	350-335 year-round/
Philips Industries	Frozen Fruit & Vegetables	925-900 seasonal
	Windows & Doors	400 year-round
Trus Joist <u>Redbuilt</u>	Roof-Wood <u>Structurales</u>	180-57 year-round
Jeld-Wen	<u>Components Manufacturing</u>	220-250 year-round
	<u>Windows – Plastic Mfg.</u>	
Karsten Co of Oregon <u>Littau</u>	Manufactured/Mobile Home	
<u>Harvester</u>	<u>MfgAgricultural Implement</u>	
North Santiam Paving	<u>Manufacturing-</u>	56177 year-round
Amerimax	<u>Road/Building contractor</u>	20-70 year-round
Smokercraft	Aluminum Fabricators	24-18 year-round
Wilco Farmers	Boats Manufacturers	27-6 year-round
	Feed, seed, Agricultural chemicals	6-8 year-round
<u>Construction</u>		
<u>Slayden Construction</u>	<u>General Contracting</u>	<u>165</u>
<u>Oregon State Bridge</u>		
<u>Construction Company</u>	<u>General Contracting</u>	<u>22</u>
<u>Retail</u>		
<u>Roths</u>	<u>Supermarket</u>	<u>50 (25 full time)</u>
<u>Safeway</u>	<u>Supermarket</u>	<u>117 (40 full time equivalents)</u>
<u>Bi-Mart</u>	<u>Discount Store</u>	<u>39</u>
<u>Wilco</u>	<u>Feed, Grain and Farm Products</u>	<u>18 (9 full time)</u>
<u>Services</u>		
<u>Santiam Memorial Hospital</u>	<u>Accredited hospital</u>	112-225 year-round
<u>City of Stayton</u>	<u>Municipal government</u>	<u>88 (67 FTE)</u>
<u>North Santiam School District</u>	<u>School District</u>	<u>206 (193 FTE)</u>

source: Stayton Planning Dept survey of businesses

~~The Stayton area is growing at a steady rate. Economic activity should continue at its present pace. The addition of an industry that employs a large number of persons could change the economic character of the area and create a need to re-evaluate long range plans of the city and county.~~ Stayton's economic growth has ebbed and flowed with regional, state and national economic cycles. In early 2011 as the nation and state are slowly pulling out of the deepest economic downturn the country had seen in over 75 years, economic growth is sluggish, at best. As demonstrated in the tables above, over 1,000 jobs in the city have been eliminated and more than one in six people in the work force are out of work.

Opportunities for Economic Growth

Manufacturing, Wholesale and Transportation and Warehousing Industries

At the time of drafting this chapter there are two major industrial buildings sitting idle. The Phillips Industries building is approximately 160,000 square feet. When Karsten homes closed their Stayton building in 2009, they said it was temporary until business picked up. Their 115,000 square foot building sits empty upon drafting of this plan. The Phillips building is on the market.

In addition to the two above mentioned empty facilities, there are a number of vacant parcels in the Industrial Park area. The "Dozler site" is a 45-acre parcel on the State's list of "certified industrial

sites.” This listing means that it receives priority in regional and statewide marketing campaigns, as being ready for development. As part of the certification process wetlands have been delineated and a potential mitigation plan compiled. There are also smaller vacant industrial sites that have received preliminary approval for development. The H&K Investments partitioning consists of two 3-acre sites and a 5-acre site on Wilco Road. There are still two 2-acre sites on Washington Street and a 3-acre site on Stayton Road within the Stayton Industrial Park.

The City is promoting development of these properties by their listing in the *Oregon Prospector* website run by the Oregon Business Development Department. In 2010, the City successfully applied for the establishment of an Oregon Enterprise Zone. This business attraction tool provides a property tax exemption for investment resulting in job creation. The city has a working relationship with the lead contact for industrial recruitment in the area, SEDCOR.

The industrial park area is served by a “short-haul” freight railroad line, with sidings in the Redbuilt property, Wilco lot, and the Blazer industries lot. Right of exists to allow future expansion of the Blazer spur into the Dozler parcel. The Willamette Valley Railway received funding from the Oregon Dept of Transportation to improve the tracks between Woodburn and Stayton to allow heavier loads and faster train speeds.

The City’s location on Highway 22, 15 miles from Interstate 5 makes it a potentially attractive location for these industries that rely on good transportation networks for freight movement.

At such time in the future that the existing industrial zones are substantially more developed, the City could consider expansion of the industrial zone north of Shaff Road, or the expansion of the Urban Growth Boundary to west across Shaff Road in order to provide for continued industrial growth.

Retail and Service Industries

Opportunities for growth in the services and retail industries come will come from the growth of the City’s population, its ability to retain market share in the Santiam Canyon area, and efforts to attract visitors from beyond the local market area. The addition to the Santiam Memorial Hospital currently under construction will result in an increase of approximately 50 full-time equivalent positions. Subsequent phases of the hospital’s expansion will provide additional employment opportunities and increase the level of locally-available health care for Stayton and Santiam Canyon residents.

Professional services, personal services and educational services are all industries that have the potential to expand with population growth. There are between 10 and 15 vacant commercial spaces in the city as of the time this Plan is being drafted. Several of these are newly constructed.

The 2009 covered wage and salary employment data referenced in Table 7-9 show an annual average of 3,549 jobs in Stayton. In 2009, the City’s population was estimated at 7,820. Comparing the two numbers reveals that for every person living in Stayton, there was 0.45 jobs. Using the most recently available estimates of population by age, there was 0.81 jobs for each resident between the age of 18 and 64. This ratio increases to more than one job for every resident in the workforce, considering that only 75% of the working age population is in the workforce. If these ratios were to stay the same, there could be as many as 2,000 new jobs created in the City as the population increases during the course of the 20-year planning period.

Constraints on Economic Growth

Beyond the lackluster market of the recovery from the Great Recession, there are a number of constraints upon economic growth in Stayton. The two basic categories of impediments on non-

residential growth opportunities in the City are infrastructure improvements and available land or buildings.

While the City has been able to make improvements to its water and wastewater systems to keep pace with projected needs, there has been little done to improve the City's transportation system. As a result new developments that place a significant amount of traffic through some of the City's intersection may be held responsible for making improvements to those intersections. The corners at both the north and south ends of Wilco Road, the heart of the industrial area, are the two intersections closest to needing improvements. The City does not have the resources available for these projects.

The 2004 Transportation Master Plan, an appendix to this document, calls for the establishment of an industrial collector street intersecting the west side of Golf Club Road, crossing Shaff Road and proceeding south along the Salem Ditch. Reservation of right of way and possibly construction of the road have been identified as constraints upon the development of the Dozler parcel. Development of this parcel will also require extension of sewer and water lines along Shaff Road for approximately 750 feet from the Wilco Road intersection.

Smaller businesses attempting to locate or relocate in the City have identified difficulty in finding suitable vacant lots or existing buildings. This has been particularly true of automobile repair garages and similar businesses that do not need buildings large enough to justify purchase of large vacant lot, and can not find available buildings suitable for these types of uses. Many of the vacant commercial spaces in the city are in less than prime condition.

Chapter 8 provides additional analysis on the amount of land in the City and Urban Growth Boundary, zoned or designated in each of the commercial and industrial zones and a projection of the land needed to accommodate future business growth.

~~Several of the elements of the comprehensive plan revised and updated in 2004 related to the economy of Stayton. The projection made in the population estimate (Ord. 857, Feb. 2004) was adjusted due to slower than expected population growth, which in turn was caused by slower than expected growth of the state and local economy over the past years. However, the economy and population of Stayton did continue to grow and the City of Stayton's economic policies below remain valid and therefore have not been changed.~~

~~Economic Implementation Policy 5, "Housing, transportation and public facilities plans shall be coordinated with the economic plan", was followed throughout the periodic review process, especially in updating of the land use, transportation and public facilities elements. Another example of economic policy implementation is where the city engineering staff, with the aid of the computer program developed for the Master Utilities Plan, was able to confirm in less than one day that adequate fire flows could be provided to the new Trus Joist plant built in 1984. This fire flow information was a key factor in that company's decision to locate in Stayton.~~

~~The reviewed Land Use element also indicates Stayton's capability to provide for economic development. An extensive amount of vacant land, the lack of land use conflicts, direct access to rail and highway facilities and city services, have helped to make the Wilco Road industrial area attractive for industrial development. Developable industrial land included 9.8 acres (Ord. 857, Feb. 2004) (zoned IC) in a business park setting (Ord. 857, Feb. 2004) and 159 acres zoned light industrial (IL) within the city limits. All of Stayton's industrial land is either served by public facilities or is in proximity to existing facilities. (Ord. 857, Feb. 2004)~~

**Table E-2, Municipal Statistics, City of Stayton
(Ord. 857, Feb. 2004)**

City of Stayton	July 1, 2001	July 1, 2002
Population:	6,960	7,200
Total Valuation	\$345,477,046	\$357,865,085
Real Property	\$309,854,790	\$320,477,963
Personal	16,435,348	16,518,441
Public Utilities	15,349,178	17,085,481
Mobile Homes	3,837,730	3,783,200
Fire District Rate*	1.4358	1.4526
City Tax Rate*	3.6174	3.9883
County Tax Rate*	3.0228	3.0241
Other*	1.1730	1.1719
—TOTAL TAXES	14.8274	15.3305
Water/Sewer Hook-ups SDC	161,677/221,648	
Number of Employees		42 26

* Permanent Measure 47/50 rate including any offsets, bond or local option levies.

Table E-3, Building Activity, City of Stayton

Yr	# of Permits	Total Value	Residential Value	Commercial Value	All Other Values¹
1982	29	\$572,222	\$332,940	\$8,000	\$231,282
1983	49	\$923,700	\$192,580	\$130,000	\$603,120
1984	85	\$3,423,458	\$963,264	\$2,132,406	\$316,788
1985	59	\$834,307	\$177,600	\$297,638	\$359,386
1986	59	\$939,706	\$544,320	---	\$385,386
1987	67	\$1,511,109	\$199,268	\$565,320	\$746,701
1988	54	\$2,321,105	\$198,850	\$605,100	\$1,517,967
1989	35	\$2,048,890	\$632,501	\$993,714	\$993,714
2002	93	\$10,025,072	\$9,492,429	---	\$792,458
2003	96	\$12,730,850	\$11,927,468	---	\$803,382

¹ “All other Values” includes garages; public, private and commercial remodeling jobs, and other miscellaneous structures.

Economic ~~Development~~ Policies

Statewide Planning Goal: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of

Oregon's citizens. Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements.

Stayton City Goals and Policies

GOAL ~~1~~ PROVIDE FOR THE FUTURE COMMERCIAL, INDUSTRIAL AND SOCIAL NEEDS OF THE COMMUNITY WITH A BALANCED MIX OF ECONOMIC ~~AND SOCIAL UNITS~~ ACTIVITY

~~Goal 1 Provide for the future commercial, industrial and social needs of the community with a balanced mix of economic and social units.~~

Policy EC-1 It is the Policy of the City to ~~Goal 2~~ m Maintain downtown Stayton as an area for ~~specialty~~ retail shops, restaurants, entertainment, government offices, and professional offices.

ACTION The City shall continue to allow a mix of commercial uses in the downtown area.

ACTION The City shall consider adoption of an urban renewal plan in the downtown area to finance infrastructure improvements and business attraction and promotion.

Policy EC-2 ~~Goal 3~~ It is the Policy of the City to ~~E~~ enhance and protect the vitality of Stayton's existing commercial and service sector.

~~Goal 4~~ ~~Maintain~~, while maintaining a level of retail growth that is proportional to the size of the City and encouraging the diversification of goods and services available to residents.

ACTION The City shall continue to limit commercial development in the IC zone to convenience facilities and heavy commercial uses.

ACTION The City shall designate areas outside of the city limits for future commercial growth, but not consider their annexation and development until commercial areas within the city limits are fully utilized.

Policy EC-3 It is the Policy of the City to ~~Goal 5~~ ~~I~~ Limit the size of ~~Big Box Stores~~ retail stores and malls to maintain competitive diversity in Stayton's retail economy, to lessen the impact on the city's air quality and adjacent land uses.

ACTION~~E-7~~ The City shall continue to limit the size of sShopping center malls ~~shall be limited~~ to 80,000 square feet ~~to maintain competitive diversity in Stayton's retail economy.~~

ACTION~~E-8~~ The City shall continue to limit the size of big-boxretail stores ~~shall be limited~~ to 30,000 square feet ~~to maintain competitive diversity in Stayton's retail economy.~~

ACTION~~E-9~~ The City shall continue to limit tTwo or more malls ~~shall not be from being~~ contiguous to one another.

Economic Policies

~~E-1—The central business area shall be preserved and maintained as the major shopping area of the community.~~

~~E-2—Commercial development outside the central business area in the IC zone shall be limited to convenience facilities and heavy commercial uses ad defined in the zoning book.~~

Policy ~~EC-34~~ It is the Policy of the City to discourage Ccommercial development at Highway 22 ~~shall be discouraged.~~

ACTION The City shall continue the Interchange Development Zone near the two Highway 22 interchanges to limit commercial uses to traveler-oriented.

Policy ~~EC-45~~ It is the Policy of the City to promote tThe development of the industrial park area, with non-polluting light industries having a low energy demand ~~and non-polluting, is encouraged.~~

ACTION The City shall continue to the Oregon Enterprise Zone designation for the industrial area

ACTION The City shall pursue opportunities, including investigation of the establishment of an urban renewal district, for funding infrastructure improvements to serve the industrial zones.

~~E-5—The diversification of the economic base is encouraged.~~

ACTION~~E-6~~ The City shall seek sState and federal programs and grants for economic development ~~will be reviewed and sought~~ to improve the economy of the area.

- ~~E-7 — Shopping center malls shall be limited to 80,000 square feet to maintain competitive diversity in Stayton's retail economy.~~
- ~~E-8 — The size of big box stores shall be limited to 30,000 square feet to maintain competitive diversity in Stayton's retail economy.~~
- ~~E-9 — Two or more malls shall not be contiguous to one another.~~
- ~~E-10 — Big Box stores shall not exceed 30,000 square feet by using zero lot lines.~~
- ~~E-11 — Stayton may re-examine big box retail store limits once the City reaches a population of 13,000.~~

Implementation

- ~~1. The zoning ordinance and the comprehensive plan shall be consistent with each other.~~
- ~~2. The zoning ordinance shall provide for a variety of commercial and industrial designations and uses.~~
- ~~3. The zoning ordinance shall contain performance standards consistent with state requirements.~~
- ~~4. Community development block grants, economic development administration programs, small business administration loans and grants and other county, state and federal programs will be considered in the development of the capital improvement program and city budget.~~
- ~~5. Housing, transportation and public facilities shall be coordinated with the economic plan.~~